



65 TURNOCK GARDENS

Weston-Super-Mare, BS24 7FT

Price £179,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* TWO BEDROOM FLAT WITH ALLOCATED PARKING! * Positioned on the edge of the always popular West Wick development, this stylish apartment presents an excellent opportunity for first time buyers or buy-to-let investors.

Accessed via a communal hallway, the property offers a welcoming entrance hall with useful storage, an impressive 23ft open-plan living room/kitchen featuring a bay window recess and balcony, two generously sized bedrooms, and family bathroom.

Located just a stone's throw from excellent transport connections - including the M5 motorway, Worle train station, bus services - along with nearby schools, shops, and a wide range of local amenities.

Externally, residents benefit from an allocated parking space and attractive, well-maintained communal gardens. All while offered to the market with no onward chain complications - an early viewing is highly recommended.

Situation

0.68 miles - Junction 21 of the M5
 0.59 miles - Morrisons Supermarket
 0.21 miles - St. Anne's Primary School
 0.70 miles - Worle Parkway Train Station
 All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
 Tenure: Leasehold
 EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Hallway

Accessed via two main front doors with a staircase rising to the landing and door to;

Hallway

Storage cupboard, radiator, consumer unit, intercom system and doors to;

Living Room

16'0" x 13'1" into bay window (4.88m x 3.99m into bay window)
Dual aspect double glazed windows to front, side and rear with patio doors opening to the balcony, two radiators, television and telephone points, archway to;

Kitchen

10'6" x 6'8" (3.20m x 2.03m)
Dual aspect double glazed windows to front and side, a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric oven with four ring gas hob and extractor over, plumbing for washing machine and space for under the counter fridge, freezer and tumble dryer, wall mounted and concealed gas central heating combination boiler.

Bedroom One

14'11" x 11'8" max measurements (4.55m x 3.56m max measurements)
Double glazed window and 'Juliet' balcony doors to front, radiator.

Bedroom Two

10'6" x 7'6" (3.20m x 2.29m)
Double glazed window to front and radiator.

Bathroom

Obscured double glazed window to rear, white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower over and tiled surround, radiator and extractor.

Allocated Parking

Located to the left hand side of the building is the allocated parking space.

Leasehold Information

We have been advised there is the remainder of a 125 year lease which commenced on 1.1.2008 with a £300 per annum ground rent. There is a maintenance charge of £1,938.72 per annum which includes the buildings insurance, gardening and maintenance of the communal areas.

Material Information

We have been advised of the following;

Council tax- B

Gas - Mains

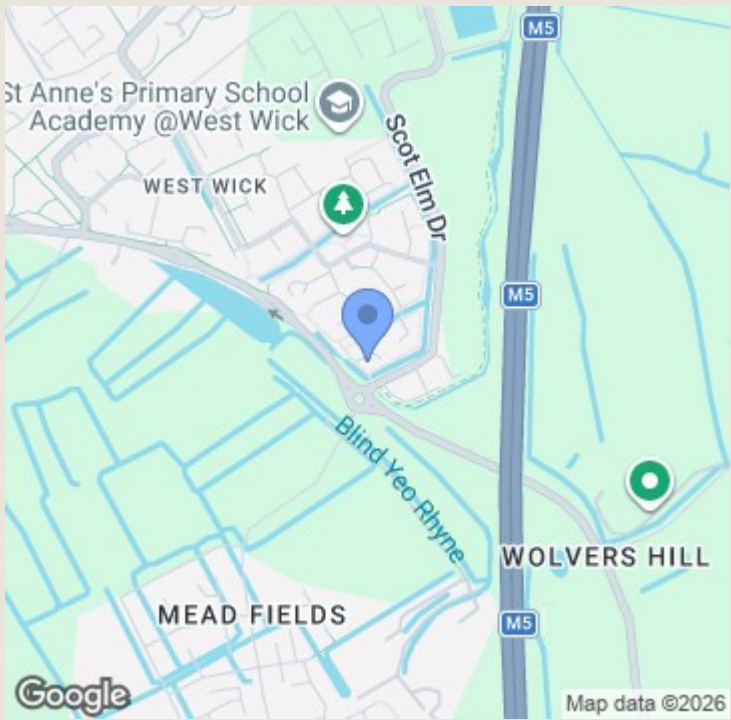
Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

